



Development Services Newsletter



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• **MISSION STATEMENT:**
“Our Mission is to encourage and promote safe, quality development and construction in the City of Salina.”

• **PME MEETING:** The Plumbing, Mechanical & Electrical Contractors meeting is normally held in March, June, September and December usually on the first Wed. or Thurs. of the designated month. The next meeting is scheduled for **Wed., Sept. 8, 2010 at 6:00 p.m.**

• **UPCOMING BUILDING ADVISORY BOARD MEETING DATES:**
August 10, Sept. 14
October 12, Nov. 9

BAB Meetings are at 4:00 p.m. in Rm. 107 of the City County Building at 300 W. Ash. These meetings are approved for continuing education credit hours for City of Salina licensed contractors.

STAY INFORMED!

Subscribe to mailing lists from the City's website at www.salina-ks.gov, click on Mailing Lists:

- BAB meeting notices and agendas
- PME quarterly meeting notice and agenda
- Code Changes and Administrative Interpretations
- Contractor Continuing Education (presented by City staff)
- Development Services Newsletter
- Planning Commission
- Board of Zoning Appeals

Erosion Control, Illicit Discharge *How New Regulations Affect the Contractor/Developer*



The City of Salina is taking action to prevent as many pollutants as possible from entering the city's storm sewer system and surface waters. The Environmental Protection Agency (EPA) mandated that all cities adopt an illicit discharge and erosion control ordinance, and the Kansas Department of Health and Environment also made the adoption of such an ordinance a condition of the City of Salina's National Pollution Discharge Elimination System (NPDES) permit. A Stormwater Advisory Committee composed of city staff, local developers, builders, and design professionals convened in 2007 and recently completed Salina's policy. On May 24, 2010, the Salina City Commission passed ordinances amending Chapter 24 of the Salina Code by adding Articles II and III pertaining to illicit discharge and erosion control. **The ordinances take effect on August 27, 2010**, 90 days from the first publishing of the ordinance in the Salina Journal.

Article II pertains to illegal discharges, which Salina Code defines as “any direct or indirect non-stormwater discharge to the storm drain system, except as exempted in this ordinance.” Illicit connections are unauthorized connections to the storm sewer system, which discharge what is normally considered wastewater into the storm drain system. Such connections may be to indoor drains and sinks, or to a commercial or industrial land use which has not been documented in plans, maps, or equivalent records and approved by the City of Salina. Wastewater must be treated prior to its reintroduction into nature, whereas stormwater is not treated.

Generally, the ordinance prohibits all non-stormwater discharges into the storm sewer system, but the ordinance allows for exemptions which include residential car washing, footing drains, fire flow, and fire hydrant flushing. A complete list is included in the ordinance.

Once the ordinance takes effect and the City becomes aware of unauthorized connections to the City's storm sewer system, the City will send an order of abatement to the property owner, representative, or tenant. The order will include a description of the violation, requirements to correct the violation, and a time period for achieving compliance. If the violation is not corrected in that timeframe, the City has the authority to make the correction and assess the costs against the property, file a judgment against the recipient, or both. The code further details the process and other restrictions on the property in question.

Article III pertains to erosion and sediment control, the purpose of which is to set forth procedures for controlling erosion and sedimentation caused by land disturbance

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NEWS, NOTES & REMINDERS



Over the Counter (OTC) Permits

OTC permits introduce an added dimension to the dedication to customer service that the Building Services Division continually strives to improve. OTC permits may be issued for relatively simple residential and commercial projects that don't involve complex plan review or distribution to departments outside the Development Services Department. For these types of projects, which typically only require Building Services and Planning/Zoning approval, an applicant can bring the required submittal documents and potentially leave with a permit in a relatively short time. Walk-in OTC permits are available to be issued ***based on staff availability***. Applicants may also schedule appointments with a plans reviewer for this service.

Projects that are appropriate candidates for OTC permit issuance are:

Residential

- Raised Deck, Patio Cover, Detached Garage/Shed, Pole Barn, Carport, Basement egress window (does not apply to properties located in the floodplain or within 1,000 feet of the flood control levee)
- Minor Interior Remodel

Commercial

- Tenant Finish that does NOT involve
 - Change of Occupancy Group
 - Change of Use
 - Structural changes/additions
 - Food Service Establishments
 - Fire Sprinklers/Fire Alarm (existing or new)
 - Paint Booth or Spray Room
- Non-habitable Accessory Building

OTC permits are available to owner/occupants and licensed building contractors. For OTC permits to be issued on the day of application, it is essential that the application and plan submittal be complete and that staff is available to review and approve the application. Additionally, the applicant will accept red-line changes for code compliance on the plans, provided by the Plans Examiner responsible for approval of the plans.

Continuing Education Reminder

TYPE	CE HOURS REQ.
Class A,B,C Bldg Contr. Provisional	36 hours
Class A, B, C Bldg Contractor	18 hours
Specialty Contractor Provisional	9 hours
Specialty Contractor	0 hours
Master and Journeyman Plumbing, Mechanical, Electrical Trades	18 hours
Licenses renew on a 3 year cycle, but not all expiration dates are the same; check your particular license. All provisional licenses will either convert to regular licenses or expire on Dec., 31, 2010. Keep a file of your continuing education certificates; bring them when you renew your license.	

We've Gone Electronic!

In an effort to reduce paper, printing and postage costs but still keep you informed, we are now utilizing e-mail as the means of communication with contractors, design professionals, developers and other identified stakeholders. If you do not have email, or if you have email but choose not to use it, you can come in to our offices (we suggest at least monthly) for this information. Go to www.salina-ks.gov, click on "Mailing Lists".

You might be interested in:

1. Continuing Education for Contractors (Salina sponsored/presented or other classes that we are aware of)
2. Development Services Newsletter
3. Plumbing, Mechanical, Electrical (PME) Quarterly Meeting
4. Building Advisory Board Agenda
5. Building Code & Administrative Interpretations Update
6. Planning Commission Agenda
7. Board of Zoning Appeals Agenda

For those of you who have not signed up yet, this will be the last newsletter sent to you via "regular mail", so sign up today to continue receiving these newsletters directly to your email.

New Building Codes Adopted

On July 19, 2010 the City Commission adopted new building codes as follows:

- 2006 Int'l Building Code & Amendments
- 2006 Int'l Residential Code & Amendments
- 2006 Int'l Fire Code & Amendments
- 2006 Uniform Plumbing Code & Amendments
- 2006 Uniform Mechanical Code & Amendments
- 2005 National Electric Code & Amendments

The effective date of the new codes will be October 25, 2010. For permit applications and plans submitted prior to that date the permit applicant may elect to have those plans reviewed using the new codes. The applicant must indicate preference at the time of application. After October 25th, the new codes will apply to all submittals. Copies of the ordinances including local code amendments can be obtained from the Building Services page of the city website.

To purchase code books:

- International Codes, iccsafe.org
- Uniform (IAPMO) Codes, iapmo.org
- Electric Code, NFPA 70 (aka NEC), nfpa.org

Pre-Construction Meetings

Preconstruction meetings are designed to provide you with the best in customer service. These meetings are not mandatory; however we highly recommend that you take advantage of this service. Why? Because it is at these meetings that we will walk you, step by step, through the processes necessary to get you to your Certificate of Occupancy or Certificate of Completion faster, which means cost and schedule savings to you, and the best service to *your customers*.

During these meetings, we will review your plans with you, give you heads up pointers on critical items and issues to expedite your project, review options for scheduling inspections and point out our policies and procedures. We will also review the steps required to implement revisions to your approved plans that may be needed after construction begins. This is an opportunity for you and your subcontractors to ask questions about code interpretations, construction techniques, and materials use. Preconstruction meetings should be requested and scheduled, shortly after you have obtained your permit, by calling 785 309-5715.

Boring and Notching Joists

Both the International Residential Code and the International Building Code have limitations for boring and notching of floor and ceiling joists. The IRC requirements are found in Section 502.8.1 and the IBC requirements are located in Section 2308.8.2.

Because of costs and other factors, more builders are using solid joists, such as 2x12s as opposed to using engineered joists such as TJI's. Both building codes recognize that in the real world sometimes lumber needs to be notched or bored to accommodate electrical wiring, plumbing and mechanical piping. The purpose of these code requirements is to provide a method that can be used in every case in order to eliminate the need to call in the structural engineer after the trades have completed work.

In reading and applying the code sections, we need to make sure that we are clear on the definitions.

1. The code sections we are discussing only apply to solid sawn joists (such as 2x12's) and not the engineered lumber such as TJI's, so please do not use these requirements interchangeably.
2. You will find out that a bored hole, which is circular in shape can be larger than a notch, which is rectangular in shape. This is because a notch will split and crack at the corners, while a drilled hole will be less likely to split.
3. The size of the drill or notch will be based on the actual depth of the joist so the limitations of a notch or hole in a 2x12 will be based on the actual depth of 11 ½ inches to 11 ¼ inches.

Bored or drilled holes in solid sawn joists are limited to one-third the actual depth of the joists. Bored holes must **not** be located within 2 inches of the top or bottom of the joists, and must **not** be located within 2 inches of any other notch or bored hole in the joists.

The locations and sizes of approved notches are a bit more restrictive. First, notches are not permitted in the middle third of the span of the joists. Secondly, notches are not permitted to be deeper than one-sixth the joist depth and can't be longer than one-third of the joist depth. However, notches in the very end can be up to one-fourth of the joist depth.

Most of the problems that we run into in the field regarding notching and boring involve holes drilled too close together or too close to the bottom of the joists. Drill your hole so it is surrounded by at least two inches of wood, limit the size of the hole to one third of the actual depth of the joists, and try to avoid notches entirely.

If you have a situation where you need to bore or notch a joist greater than what the code requires, we suggest that you call one of our inspectors for a site conference to discuss alternative means and methods.

Development Services
300 W. Ash, Room 201
P.O. Box 736
Salina, KS 67402-0736

Building Services
(785) 309-5715

Planning
785-309-5720
email: building.services@salina.org
FAX: (785) 309-5713

Visit the City Website
at www.salina-ks.gov

Some of the information available on our website:

- Floodplain information
- Rezoning a property
- Fences & Sheds / proper placement on your property
- Contractor Licensing Requirements
- Local Amendments to Building Codes
- Recommended Xeriscape Planting List
- Standards and Specifications for Construction Work in the City Right of Way
- Plats
- Erosion Control/Illicit Discharge Requirements
- Property Mapping
- Municipal Code

Reminder

Licensed Contractors

Be sure to obtain a certificate for all of your continuing education hours and maintain a file of those hours. Present them at time of license renewal.

Be sure to notify the City Clerk's office if you have had a change of address.

City Clerk's Office
785-309-5735.

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activities, thereby providing for the protection and enhancement of the water quality of watercourses, water bodies, and wetlands. Erosion control violations are typically caused when soil is allowed to leave construction sites and enter the storm sewer system.

Once enacted, a land disturbance permit generally shall be obtained from the City Engineer prior to commencement of activities such as clearing, removal of vegetation, stripping, grading, grubbing, excavating, filling, logging and storing of materials that create bare soil or causes erosion or sedimentation of one or more acres of land; utility construction; and construction of any privately funded public streets, storm sewers, and public street lighting. A stormwater pollution prevention plan (SWPPP) shall be prepared and submitted by the permit applicant which includes site drawings showing the anticipated work and planned measures to contain the sediment. Prior to the land disturbance, erosion control devices like silt fence, straw wattles, coir logs, compost berms, and construction entrances into the sites must be established to contain the sediment on the construction site.

Unless the activity hinders the City's ability to meet its own NPDES obligations, a land disturbance permit is generally not required for: emergency work; existing nursery and agricultural operations; land disturbance activities specifically authorized by a building permit which includes an erosion and sediment control plan; and linear utility projects with less than 1,500 feet of cumulative open trench construction not included in a development project. Activities not requiring a land disturbance permit will still require similar erosion control measures.

The property owner and the person(s) performing the land disturbance activity are responsible for compliance with the ordinance and therefore are required to inspect the site no less than monthly, more frequently when construction activity increases, and within 24 hours of a rainfall event of ½ inch or greater within the city. Inspections are to be documented and made available to the City upon request. City representatives at all times have the right to inspect the erosion control devices and may inspect the devices during other inspections or as time permits. Violations will result in notification and abatement procedures similar to those for illicit discharges.

Additional information can be found in the language of the ordinances, located on our website at: http://www.salina-ks.gov/filestorage/126/198/2521/2883/502/Ch_24_Ordinance.pdf The City is also planning to offer training in the near future regarding erosion control best practices and compliance with the new code language. For further information and answers to your questions, **please contact the Engineering Division, 785-309-5725, Rm. 205, City-County Building.**

Examples of Proper Erosion Control & Illicit Discharge Measures

